

140 West Street, 7th Floor
New York, NY 10007
(212) 519-4717
joseph.a.post@verizon.com

Joseph A. Post
Deputy General Counsel
State Regulatory Affairs – NY

November 14, 2019

Honorable Michelle L. Phillips
Secretary
New York Public Service Commission
Three Empire State Plaza
Albany, NY 12223

Re: *Matter 19-___ – Petition of Verizon New York Inc. for Limited Orders of Entry for 33 Multiple-Dwelling Unit Buildings in the City of New York*

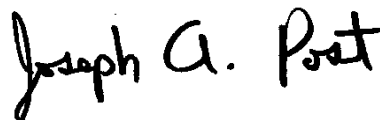
Dear Secretary Phillips:

Enclosed please find the Petition of Verizon New York Inc. for Limited Orders of Entry for 33 Multiple-Dwelling Unit Buildings in the City of New York.

Each respondent named in the Petition has been served with a paper copy of the Petition and accompanying Exhibit 1. Due to its size, a paper copy of Exhibit 2 has not been provided to each respondent. Instead, Exhibit 2 has been posted on a public webpage and can be found at <http://www.verizon.com/nypscpetitions>.

Respondents: If you believe that your building was included in this Petition in error or you are now willing to allow a survey of the property in preparation for installation of Verizon's cable television facilities, the quickest and most efficient way of letting us know is to send an email to 228correspondence@verizon.com. We will review and follow up on your email promptly. Please include in the email message your name, company, telephone number, email address and the address of the building (as it appears on Exhibit 1 of the Petition).

Respectfully submitted,



Joseph A. Post

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited
Orders of Entry for 33 Multiple-Dwelling Unit
Buildings in the City of New York**

Matter 19-_____

PETITION FOR LIMITED ORDERS OF ENTRY

Verizon New York Inc. (“Verizon”) respectfully submits this Petition for Limited Orders of Entry, pursuant to 16 NYCRR § 898.4, allowing Verizon to conduct a pre-installation survey at 33 multiple-dwelling unit buildings (“MDUs”) in the City of New York. In support of this Petition, Verizon states as follows:

Specific Location of the Properties

1. Verizon seeks to conduct a pre-installation survey, in preparation for future installation of cable television facilities, at the 33 MDUs listed in Exhibit 1. Each MDU is a residential building; the address of each MDU is set forth in Columns B and C of Exhibit 1.

Owners and Agents

2. The names of the current owners and managing agents of each MDU are listed in Columns D, E and F of Exhibit 1.

Description of the Work to be Performed

3. By this Petition, Verizon seeks permission to enter each MDU to conduct a pre-installation survey, in preparation for future installation of Verizon’s cable television facilities at the MDU, to allow Verizon to provide cable television service to residents in the MDU.

Proof of Service of Notice of Intention to Install Cable Television Facilities and Service

4. Each MDU owner and/or managing agent received two letters from Verizon. Each letter was accompanied by a Notice of Intention to Install Cable Television Facilities and

Service, as required by 16 NYCRR Part 898. Mailing dates of the notices for each building are set forth in Column G of Exhibit 1. Supporting documentation is provided in Exhibit 2.

Name of the Individual Responsible for Installation

5. Donald Olsen, Verizon, 140 West Street, New York, NY, is the person primarily responsible for the proposed pre-installation surveys.

Indemnification

6. Verizon warrants that it will bear the entire cost of each survey. Verizon further warrants that it will indemnify the owner of each MDU for any damage caused in connection with the survey, and that it has insurance covering such pre-installation survey work, proof of which can be produced upon request.

Pre-Installation Survey Work Will Be Conducted Without Prejudice to the Owner's Right to Receive Just Compensation

7. The proposed pre-installation survey work will be conducted without prejudice to any rights the owner of each MDU may have to receive just compensation in accordance with 16 NYCRR § 898.2.

Summary of Verizon's Efforts to Gain Entry to the Buildings for the Pre-Installation Surveys

8. Verizon's formal efforts are set forth in Column G of Exhibit 1. In addition to those efforts, Verizon has attempted to contact the owners and managing agents by telephone and/or e-mail to secure access to the properties, without success. Verizon has been unable to obtain access to survey the properties for reasons that may include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer the survey by Verizon pending building renovations or other activity. Verizon will continue attempting to

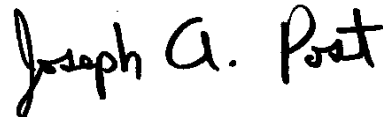
work cooperatively with building owners and managing agents to obtain access, and will periodically advise the Commission of the progress of such efforts.

Opportunity for the Owner to Answer the Petition

9. The owner of each MDU listed in Exhibit 1 has twenty (20) days from receipt of this Petition to file an answer. The answer must be responsive to this Petition and may set forth any additional matter not contained herein.

WHEREFORE, Verizon respectfully requests that the Commission grant Verizon the relief requested herein and issue an Order pursuant to 16 NYCRR § 898.4 permitting Verizon to conduct a pre-installation survey at each MDU, together with such other relief as the Commission may deem just and proper.

Respectfully submitted,

A handwritten signature in black ink that reads "Joseph A. Post". The signature is written in a cursive, slightly slanted style.

JOSEPH A. POST
140 West Street, 7th Floor
New York, NY 10007
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: New York, New York
November 14, 2019

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited
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Matter 19-_____

AFFIRMATION OF KEEFE B. CLEMONS

Keefe B. Clemons, an attorney admitted to practice in the courts of the State of New York, affirms under penalty of perjury, pursuant to CPLR 2106, as follows:

1. I am an officer of the petitioner Verizon New York Inc.
2. I am not a party to this action.
3. To the best of my knowledge, based on information provided by employees of the

Petitioner and its affiliates, the foregoing Petition is true.



KEEFE B. CLEMONS

Dated: New York, New York
November 14, 2019

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

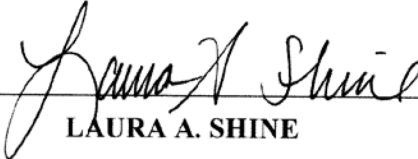
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Limited Orders of Entry for 33 Multiple-Dwelling Unit Buildings in the City of New York was sent on November 14, 2019 by First Class U.S. Mail to the persons on the attached Service List.

I declare under penalty of perjury that, to the best of my knowledge, the foregoing is true and correct.


LAURA A. SHINE

Dated: New York, New York
November 14, 2019

SERVICE LIST

154 East 97th Street HDFC
Attn: Johnny Hogans
154 East 97th Street, #8
New York, NY 10029

1710 West 4th LLC
c/o Manor Management LLC
Attn: Steve Gross
5114 Fort Hamilton Parkway, 1st Floor
Brooklyn, NY 11219

G. M. D. Properties Inc.
Attn: Nicola Di Monda
1765 East 19th Street, #4A
Brooklyn, NY 11229

The Lillian Goldman Family, LLC
c/o GFI Management Services, Inc.
Attn: Daffodil Edwards
140 Broadway, 41st Floor
New York, NY 10005

Nostrand III Equities LLC
Attn: Steve Spera
2071 Flatbush Avenue, #48
Brooklyn, NY 11234

1881 Walton Realty LLC
c/o National Management
Attn: Christian Luna
314 McDonald Avenue
Brooklyn, NY 11218

1712 and 1717 HDFC, Inc.
c/o U.H.O. Management Corp.
Attn: Hawatha Selby
494 Eighth Avenue, 19th Floor
New York, NY 10001

Fauval, Inc.
Attn: Orest Zuk
6116 Tyndall Avenue
Bronx, NY 10471

194 Atlantic LLC
c/o Two Trees Management Co. LLC
Attn: Jennifer Gipp
45 Main Street, 12th Floor
Brooklyn, NY 11201

333 Realty LLC
c/o Lilmor Management LLC
Attn: Jason Korn
2003 Avenue J, #1C
Brooklyn, NY 11210

Israel Israel Residence Trust
Attn: David Israel
2774 Coney Island Avenue, 1st Floor
Brooklyn, NY 11235

2600 Marion Realty LLC
Attn: Chelsea Torres
1669 Dr. Martin Luther King Jr. Boulevard
Bronx, NY 10453

224 East 70th Street LLC
c/o Solil Management, LLC
Attn: Barry Horowitz
1185 Sixth Avenue, 10th Floor
New York, NY 10036

229 East 81st Street Owners, Inc.
c/o Fides Property Management LLC
Attn: Matthew Maggipinto
213 East 25th Street, #3C
New York, NY 10010

Arthur Gibbons
c/o Gibbons Realty Corp.
2459 8th Avenue
New York, NY 10027

871 Bergen Street LLC
c/o A & S Properties
Attn: Asher Sussman
1648 61st Street, 2nd Floor
Brooklyn, NY 11204

908 President Street Housing Corporation
Attn: Paul Gangsei
908 President Street, 1st Floor
Brooklyn, NY 11215

Plaza Realty I LLC
Attn: Arnold Rosensheim
171 7th Avenue, 2nd Floor
Brooklyn, NY 11215

NMF Properties, LLC
Attn: Shaul Cohen
383 Kingston Avenue, #35
Brooklyn, NY 11213

Silver Spoon Realty, Corp.
Attn: George Rakitzis
58-21 Junction Boulevard
Elmhurst, NY 11373

1057 Eastern Parkway HDFC
Attn: Georgia Gomez
1057 Eastern Parkway, #4C
Brooklyn, NY 11213

Roy Clarke
130 Quincy Street
Brooklyn, NY 11216

645 Bklyn Realty LLC
c/o Brooklyn Equities 11, LLC
Attn: Bajram Adzemovic
45 Main Street, #846
Brooklyn, NY 11201

425 East 26th Street Owners Corp.
c/o United Management Corp.
Attn: Arthur Wiener
166 Montague Street
Brooklyn, NY 11201

7306 3rd Avenue LLC
Attn: Phyllis McKenna
351 78th Street
Brooklyn, NY 11209

Olivia Properties, LLC
Attn: Chi Huey
109 Lafayette Street, #505
New York, NY 10013

Semiramis Condominium
c/o Blue Woods Management Group, Inc.
Attn: Justin Verret
3 West Main Street, #205
Elmsford, NY 10523

125 Central Park North Condominium
c/o Kyrous Realty Group Inc.
Attn: Carine Coradin
263 West 38th Street, #15E
New York, NY 10018

Young & Yunni Realty Corp.
Attn: Brian Lee
121-15 Audley Street
Kew Gardens, NY 11415

Pine Street Holdings, LLC
c/o Paladino Construction Enterprises, Inc.
Attn: Tony Kammas
4299 3rd Avenue
Bronx, NY 10457

Violence Prevention Program, Inc.
Attn: Michelle Perez
1247 University Avenue
Bronx, NY 10452

The 157-163 Skillman Street Condominium
Attn: Robert Schachter
157 Skillman Street, #7B
Brooklyn, NY 11205

Ridgewood Capital NYC, LLC
Attn: Avi Matatov
62 West 47th Street, #603
New York, NY 10036